



Benton County Planning Board

Public Hearing

Technical Advisory Committee Meeting

January 18, 2011

MEETING SUMMARY

TECHNICAL ADVISORY COMMITTEE

Roll Call—Lane Gurel, Starr Leyva, Ken Knight, Cindy Jones and Jim Cole were present. Staff was represented by Elizabeth Bowen, Chris Ryan, Richard McKeehan and Donna Fallin.

Disposition of Minutes: 1/4/2011- Minutes were approved unanimously

New Business:

A. Thomas Smith Tract Split—11-162; JP District # 11, 16110 Wann Road, Gravette

Board agreed with Staff recommendation that the applicant to return 2/1/12 for Public Hearing.

B. Robert and Shirley Miller—11-165; JP District 01, 8224 Miller Road, Rogers

Applicants did not appear.

PUBLIC HEARING

New Business:

A. Chris's Dog Grooming—Large Scale Development, Project 11-133—JP District 01

14287 Pleasant Ridge Road, Brandon Dunham, Owner

Ken Knight moved to approve the project with the following stipulations:

- 1. Applicant obtains approval for the septic system from ADEQ.*
- 2. Applicant supply detail of sidewalk and gravel to be used for parking lot.*

Jim Cole seconded the motion and it passed unanimously.

B. Karen Gaither--Replat of lot 9, Ray Brown Subdivision, Project 11-163—JP District 01

20414 Slate Gap Road, Garfield, AR

Because of issues dealing with the roadwork along Billy Goat Bluff Road, Ken Knight moved the project be tabled until Staff could prepare a report listing the options to enable the applicant to proceed. Jim Cole seconded the motion and it passed unanimously.

C. Big Springs Sporting Clays—Large Scale Development, Project 11-154—JP District 11

14321 Beaty Rd, Gravette, AR

Five Benton County residents offered public comment regarding concerns about safety, noise and environmental impact. The applicant asked that the project be tabled until the February 1, 2012 meeting to give them time to research the issues and prepare a report for the Board.

Ken Knight moved to table until 2/1/12; Cindy Jones seconded the motion and it passed unanimously.

D. The Cabins at Big Springs—Large Scale Development, Project 11-164—JP District 11;

Cabin # 8, Chalybeate Drive, Gravette

- 1. Ken Knight moved to approve a waiver of the requirement for a hard surface (asphalt or gravel) for overflow parking. Cindy Jones seconded the motion and it passed unanimously.*
- 2. Ken Knight moved to approve a waiver for the requirement of a 25 foot setback to zero (0) setback. Jim Cole seconded the motion and it passed unanimously.*
- 3. Cindy Jones made a motion to approve the project with the two waivers. Star Leyva seconded the motion and it passed unanimously.*

Adjournment—8:35 p.m.